

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 17, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-36571 - APPLICANT: SUMMERLIN ENTERPRISES, INC.

- OWNER: PATTON RAMPART, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: **APPROVAL**, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Thrift Shop use.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. The hours of operation shall be from 9:00 a.m. to 5:30 p.m. Monday through Saturday.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Special Use Permit to add a Thrift Shop (Jewelry) use within an existing 900 square-foot Jewelry Store at 2235 North Rampart Boulevard. The tenant space is located within an existing 121,582 square-foot shopping center. The applicant has indicated that the project will not alter the square footage of the existing tenant space and will not modify the existing condition of the site. The proposed use is compatible with adjacent surrounding uses and meets minimum Special Use Permit requirements for a Thrift Shop use, as set forth by Title 19.04. Therefore, staff recommends approval of this request. If this application is denied, the proposed Thrift Shop use cannot be located within the subject tenant space, nor can a business license be obtained for the use at this location.

ISSUES

- The subject site is located in Sun City Summerlin, with permitted uses per the Summerlin Development Standards. The Thrift Shop use is most appropriate as there are no other categories within the standards that specifically allow second-hand sales of merchandise. As there are no specific requirements listed for the use within the Summerlin Development Standards, the use requirements of Title 19.04 are applied.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales</i>	
09/15/98	A deed was recorded for a change in ownership at 2235 North Rampart Boulevard.
<i>Related Building Permits/Business Licenses</i>	
11/19/94	A business license (J01-01333) was issued for a Jewelry Sales, New use at 2235 North Rampart Boulevard. The license is currently active.
11/07/07	The Planning & Development Department approved a building permit (101115) for an interior remodel tenant improvement at 2211 North Rampart Boulevard. The permit received final approval on 12/10/07.
<i>Pre-Application Meeting</i>	
10/16/09	The Planning & Development Department met with the applicant and reviewed the requirements for a Special Use Permit application.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not held, nor was one required.	
<i>Field Check</i>	
11/12/09	Staff conducted a field inspection and noted a well maintained shopping center.

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<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	11.62

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Shopping Center	Commercial (Sun City Summerlin Land Use Designation)	P-C (Planned Community)
North	Multi-Family Residences	Duplex Home (Sun City Summerlin Land Use Designation)	P-C (Planned Community)
South	Shopping Center	VC (Village Commercial) Summerlin Land Use Designation	P-C (Planned Community)
East	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Single Family Residences	SF-3 (Single Family Detached) Summerlin Land Use Designation	P-C (Planned Community)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Sun City Summerlin	X		Y
P-C Planned Community District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	121,582 SF	1:250	478	9	624	14	
TOTAL			487		638		Y

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ANALYSIS

The subject site is located in Sun City Summerlin, with permitted uses per the Summerlin Development Standards. The Thrift Shop use is most appropriate as there are no other categories within the standards that specifically allow second-hand sales of merchandise. As there are no specific requirements listed for the use within the Summerlin Development Standards, the use requirements of Title 19.04 are applied.

The applicant is proposing to establish a Thrift Shop use within an existing 121,582 square-foot shopping center. The proposed Thrift Shop use will be located within an existing 900 square-foot tenant space. The applicant is proposing to buy and sell used jewelry, which is consistent with the Thrift Shop use defined in Title 19.04. The applicant currently owns a Jewelry Sales, New establishment at this location. The Thrift Shop use will be ancillary to the Jewelry Sales, New use. The addition of a Thrift Shop use within this shopping center is compatible with the existing and future land uses; therefore, staff recommends approval.

FINDINGS

The following findings must be made for a Special Use Permit:

1. **“The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.”**

The proposed use is compatible with the Commercial Sun City Summerlin Land Use Designation and is located within an existing shopping center. The use can be conducted in a manner that is harmonious and compatible with the surrounding uses.

2. **“The subject site is physically suitable for the type and intensity of land use proposed.”**

The Thrift Shop use will be in conjunction within an existing shopping center, which is physically suitable for the type and intensity of the land use proposed.

3. **“Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.”**

The site is accessed by Rampart Boulevard and Lake Mead Boulevard, which are designated as 100-Foot Primary Arterials by the Master Plan of Streets and Highways. These streets provide adequate access to and from the subject property.

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4. **“Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.”**

Approval of this Thrift Shop will not compromise public health, safety, or welfare as the proposed Thrift Shop use will be subject to regular inspections.

5. **The use meets all of the applicable conditions per Title 19.04.**

The proposed Thrift Shop use complies with the conditions per Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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PROTESTS 3